

Grandview Update – October 2014

Former Public Works Site

The Edina City Council selected Frauenshuh Commercial Real Estate Group as a development partner for planning the re-use of the former Public Works site, 5146 Eden Ave. Frauenshuh was selected from a field of ten teams who responded to the City's Request for Interest.

Since its founding in 1983, Frauenshuh has grown into a full-service real estate firm. Their staff reflects a collection of skilled professionals with backgrounds in brokerage, development, finance, investment, asset strategy, accounting, business, property management, architecture, engineering and construction. Frauenshuh is privately held under the direction of David Frauenshuh. They are actively involved with clients that have a broad range of real estate needs and holdings that include corporate, small business and non-profit entities. Learn more about them at www.frauenshuhcommercial.com.

Over the next several months, Frauenshuh will work in partnership with the City to determine the best combination of public and private uses for the 3.3-acre site. The formal partnership agreement is anticipated to be considered by the City Council in November. The site planning process will include extensive community input and will consist of several distinct stages, including:

- Stage 1, alternative development, in which the partners will research and explore various options for the site. The partners will produce at least two potential alternatives for re-use of the site. This stage will involve significant input from residents, businesses and community groups with a potential interest in the site;
- Stage 2, public evaluation, where re-use alternatives will be made available for an additional round of public evaluation and feedback;
- Stage 3, scenario selection, where the City Council will determine which scenario, if any, is in the best interest of the community. Selection of the preferred scenario is anticipated in mid-2015.

The full press release can be found here:

http://edinamn.gov/index.php?section=pressroom_pressreleases&prid=818.

Eden Avenue Grill

The restaurant at 5101 Arcadia Avenue is building a small addition near the main entrance and is updating their customer bathrooms. Completion is anticipated before the holiday season.

Former Blockbuster Site

This retail center at 5101-5125 Gus Young Lane is now fully leased. The former Blockbuster store has been subdivided into three small shops. Health Source Chiropractors, Banfield Pet Hospital and FastFrame moved in recently and are open for business.

School District Bus Facility

The Facility Advisory Task Force (FATF) has completed its final meeting and is expected to present its summary recommendations to the School Board in early October. While the focus of this Task Force was primarily educational facilities, there were several discussions about relocating the bus facility located on Eden Avenue. This site is cramped and outdated. The FATF recommended that the

Administration Department continue seeking a new site that can accommodate the current and future needs of the school district.

Additional information about the Advisory Task Force can be found here:

<http://edinaschools.org/Page/3163>.

Highway 100 Lid

Design professionals at the University of Minnesota College of Design/Metropolitan Design Center and consultants at the Cuningham Group have created very preliminary concept renderings to better connect the east and west sides of the Grandview District. This concept responds to early concerns about the difficulty in crossing over the highway. The preliminary concept can be seen here:

www.edinaMN.gov/edinafiles/files/City_Offices/Community_Development/Planning/Grandview_District_Update/2014_07_25_%20Lid%20at%20Grand%20View%20.pdf

Transportation planning in this District can be challenging because three different governing agencies control rights-of-way that serve the surrounding area. After preliminary discussions with MnDOT officials in July, it was decided to pursue an infrastructure grant with Hennepin County to further study the preliminary feasibility of this concept.

While this concept received some media coverage, please be advised that this project is in the early exploratory phase. A great deal of community input and engineering expertise will be required to fully understand it's potential.